



Re: DRC2015-00049 ANDERSON Coastal Team E -Referral, MUP (Cambria)



Michael Stoker to: Brandi Cummings

11/05/2015 10:51 AM

Cc: Martin Mofield, Cheryl Journey, Charles Moloney

From: Michael Stoker/Planning/COSLO
To: Brandi Cummings/Planning/COSLO@Wings
Cc: Martin Mofield/Planning/COSLO@Wings, Cheryl Journey/Planning/COSLO@Wings, Charles Moloney/Planning/COSLO@Wings

Brandi,

Please find the building departments comments for DRC 2015-00049 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists converting the existing garage of 227 sq. ft into living space, addition of 64 sq. ft for a pantry/laundry room, construct a new detached garage of 904 sq. ft, with a second story guest unit of 527 sq. ft, new decks of 88 sq. ft, and a breezeway that connects the detached garage to the existing dwelling. . The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the San Luis Obispo County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) Please provide accurate floor plans to show the layout of the new garage and 2nd story guest unit.
- 3) Please include the floor area for any space to be remodeled in the “scope of work” statement and building tabulation on the cover sheet of the plans.
- 2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) Provide details for the stairs, handrails, and guardrails that comply with the California Residential code.
- 4) Provide notes on the plans for the ‘egress’ windows to verify compliance with the California Residential code.
- 5) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 6) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.

ATTACHMENT 04

- 7) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 8) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 9) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 10) Fire sprinklers maybe required for this project due to the scope of work. The sprinkler design will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.

Thanks

Michael Stoker
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